

Understanding Eviction in Cleveland

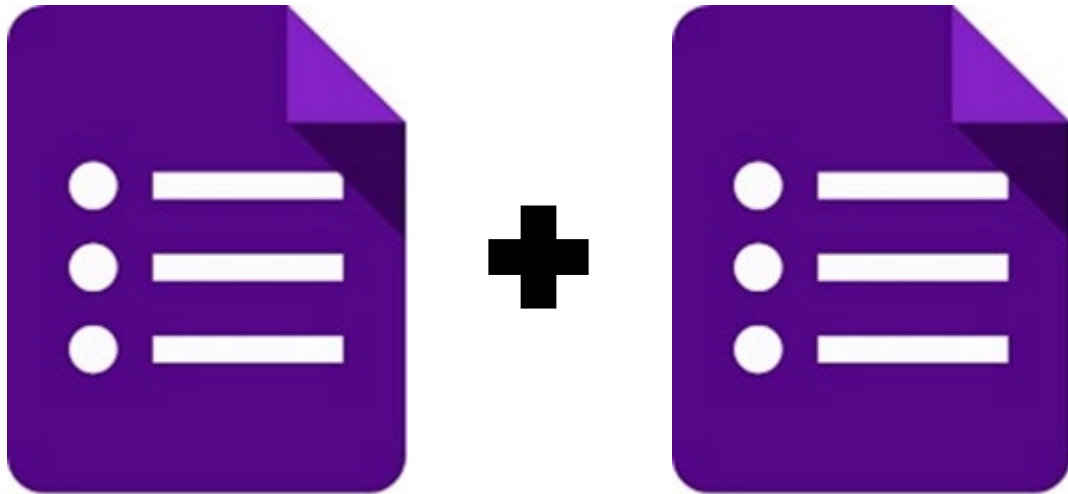
Preliminary Work

Center on Urban Poverty and Community Development

Francisca G.-C. Richter, April Urban & Stephen Steh
with Aleksandra Tyler and Shuhao Guan

Two Study Methods

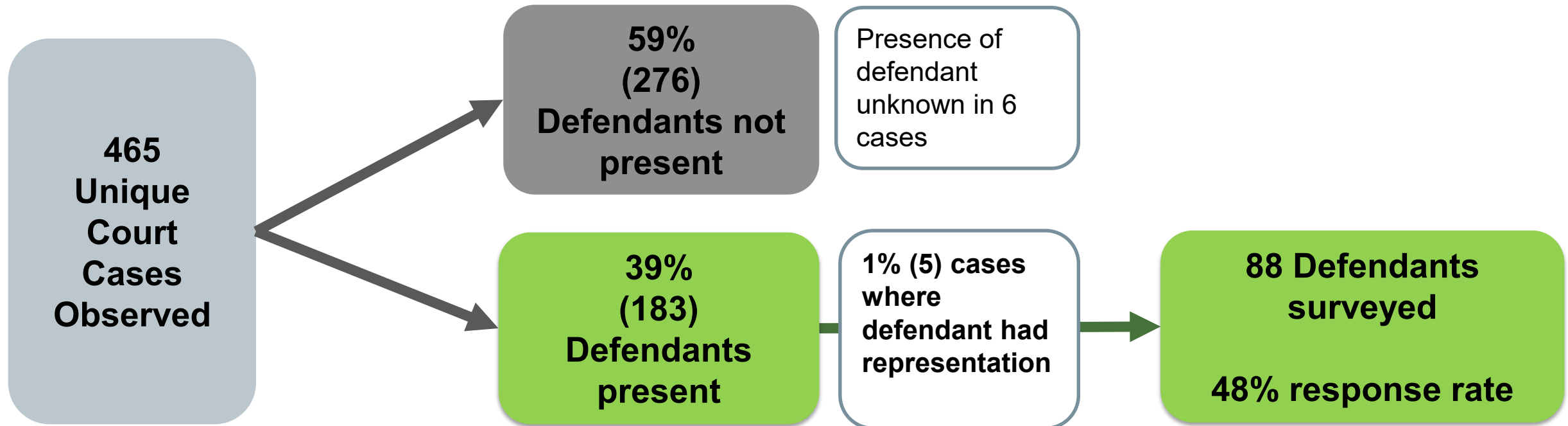
Linking administrative data records



Eviction court observation and defendant survey



Eviction Court Observation & Survey



In-person survey and observation of court cases

Pilot phase: 9/25/2018 - 9/27/2018

Study period: 10/2 through 11/13- Tuesday and Thursday morning 9am, 10am, and 11am dockets

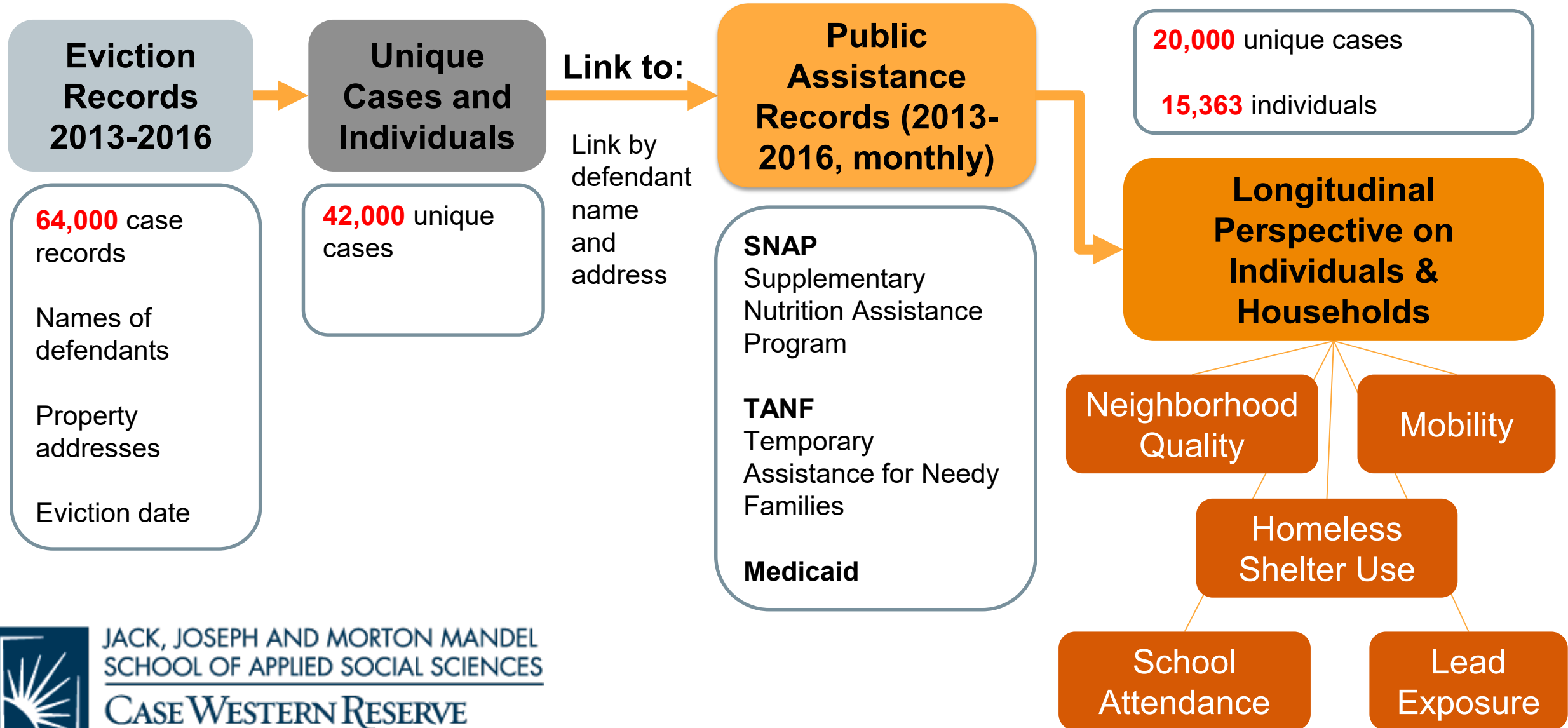
Only court observation of first hearing of first cause included in analysis



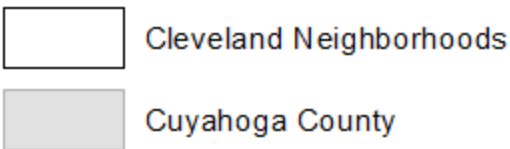
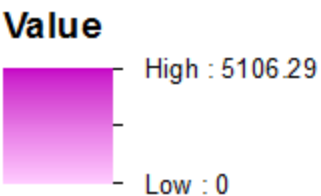
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Administrative Data Cleaning & Processing

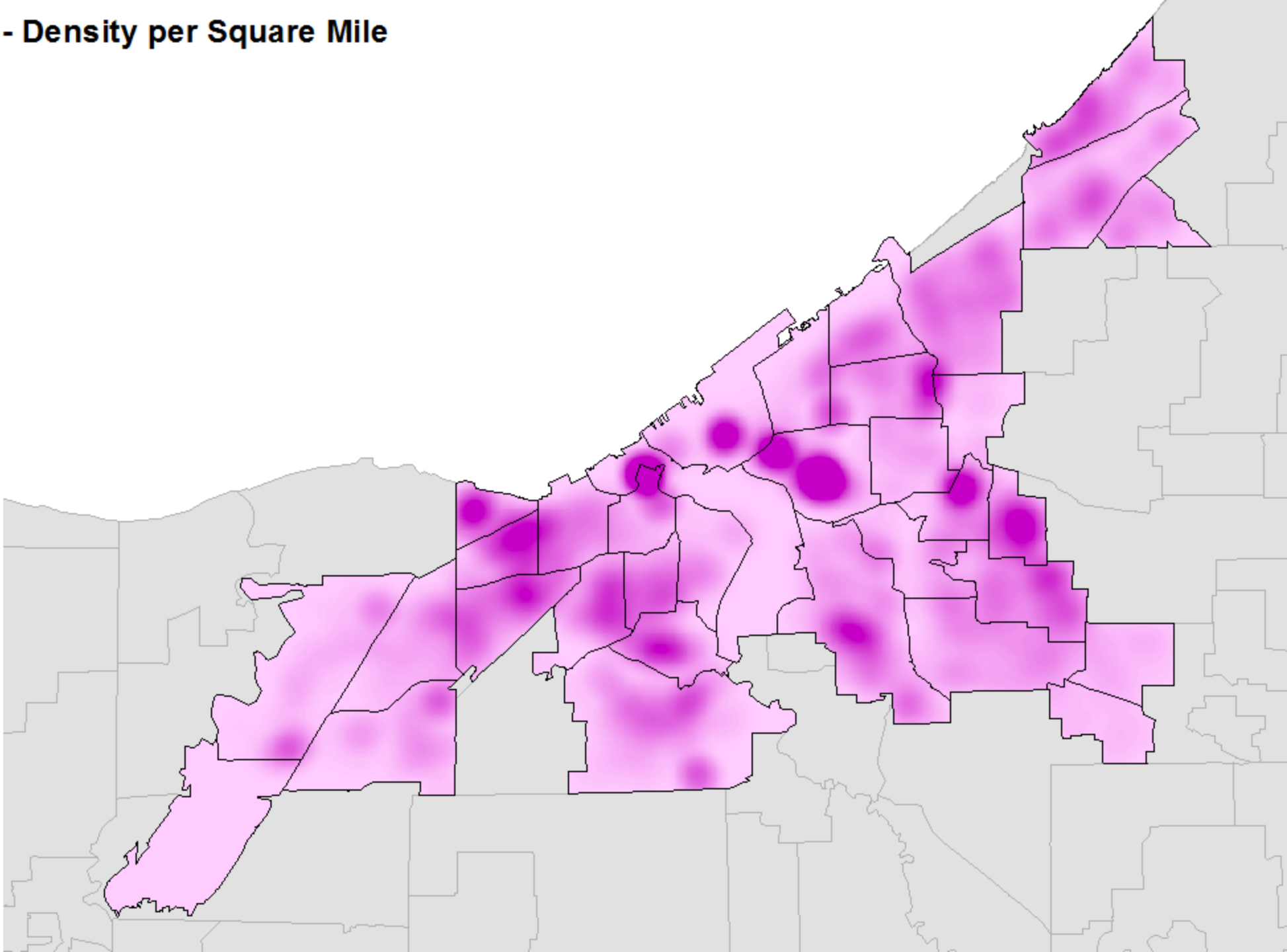


2013-2016 Eviction Cases- Density per Square Mile

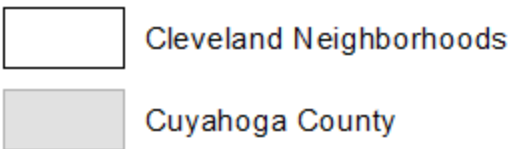
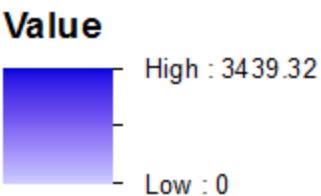


Data Sources: Eviction records from the Cleveland Municipal Court of Housing eviction filings; Public Assistance records from the Ohio Department of Job and Family Services. Record linkage by the Center on Urban Poverty and Community Development.

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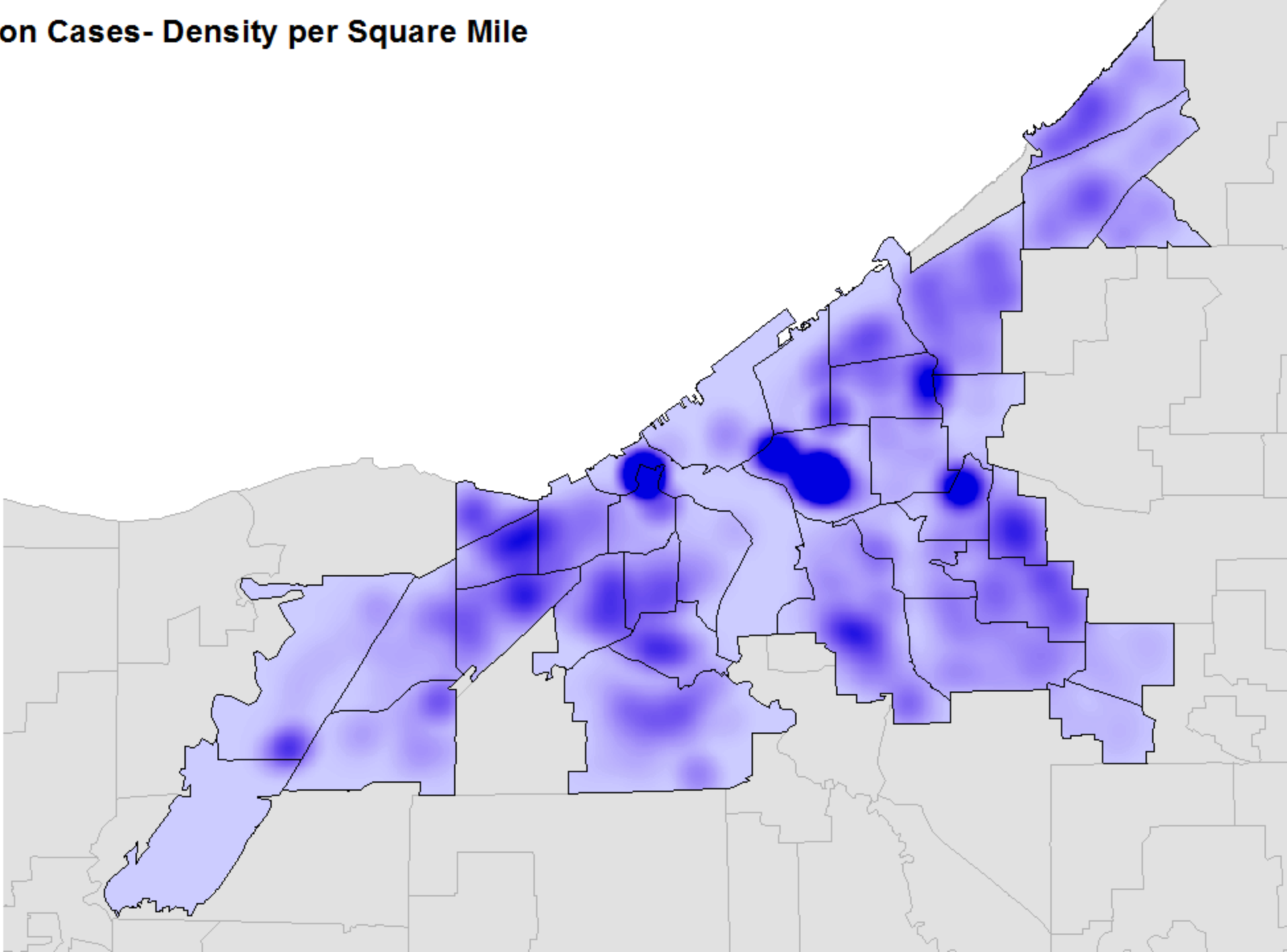


2013-2016 Matched Eviction Cases- Density per Square Mile



Data Sources: Eviction records from the Cleveland Municipal Court of Housing eviction filings; Public Assistance records from the Ohio Department of Job and Family Services. Record linkage by the Center on Urban Poverty and Community Development.

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An extremely disadvantaged population

**Average
neighborhood
deprivation
index
score**

88



77% African American
76% Female
2 Children average

\$1,200

**Median Monthly
Income**

Eviction and rent burden

80% eviction filing due to nonpayment of rent

Average amount owed to landlord:
\$1,198

- Median: \$925
- Minimum: \$150
- Maximum: \$6,000

Median rent = \$600

50%
of income goes
towards housing



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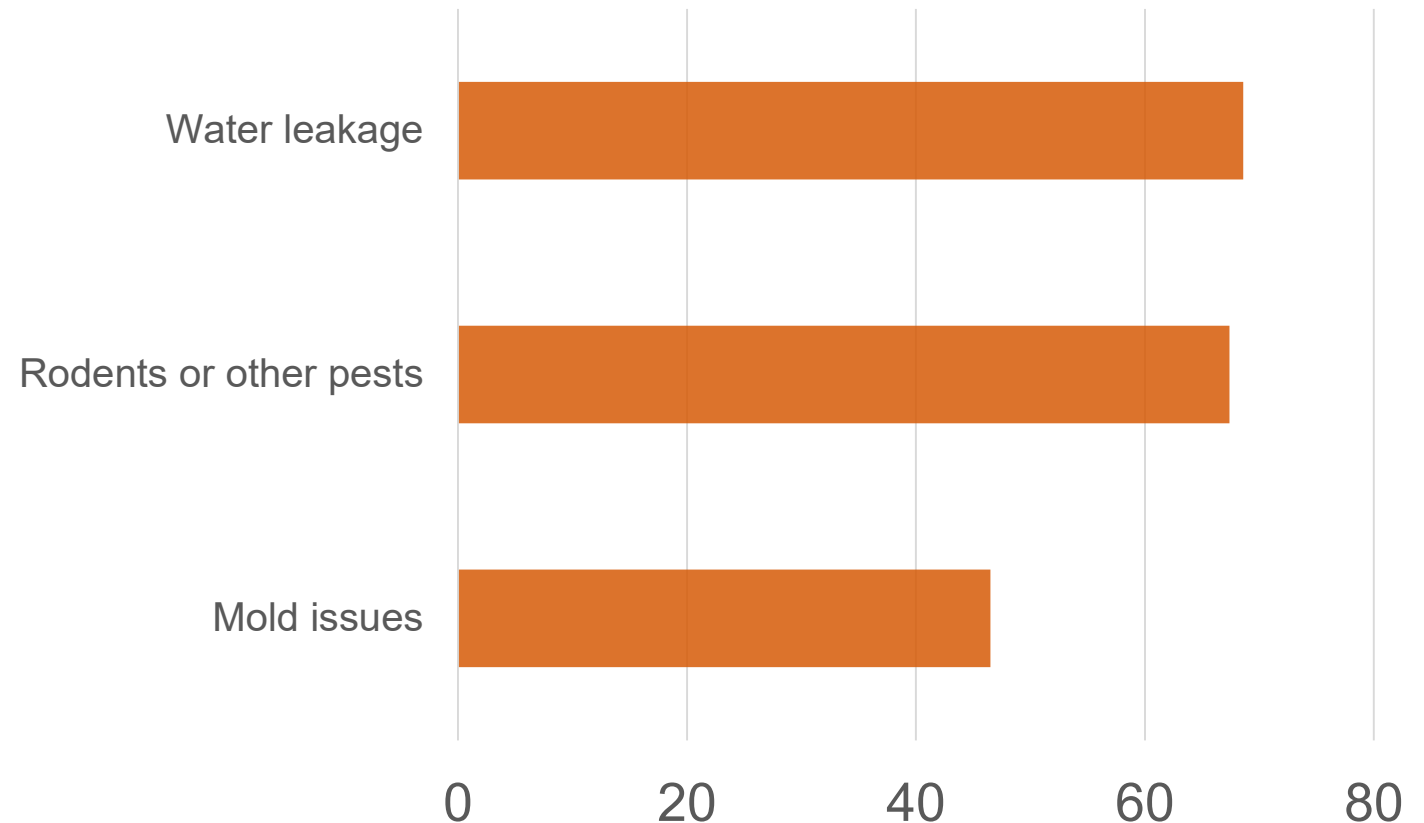
Circumstances of eviction

About **HALF** mentioned **conflict with their landlord** in the time preceding their eviction

NEARLY HALF mentioned financial hardship and job loss

OVER ONE-THIRD mentioned **property condition issues**

Percent of respondents reporting property condition issues



Experience in court

Did you tell the court about the circumstances surrounding your eviction?

- **OVER HALF** didn't mention these issues in court
- When asked why, most said there was **NO OPPORTUNITY**

**NO DEFENDANT
in court
(276 cases)**

1:50

**DEFENDANT IN
COURT
no representation
(178 cases)**

5:41

**REPRESENTED
DEFENDANT
(5 cases)**

7:36

Mobility

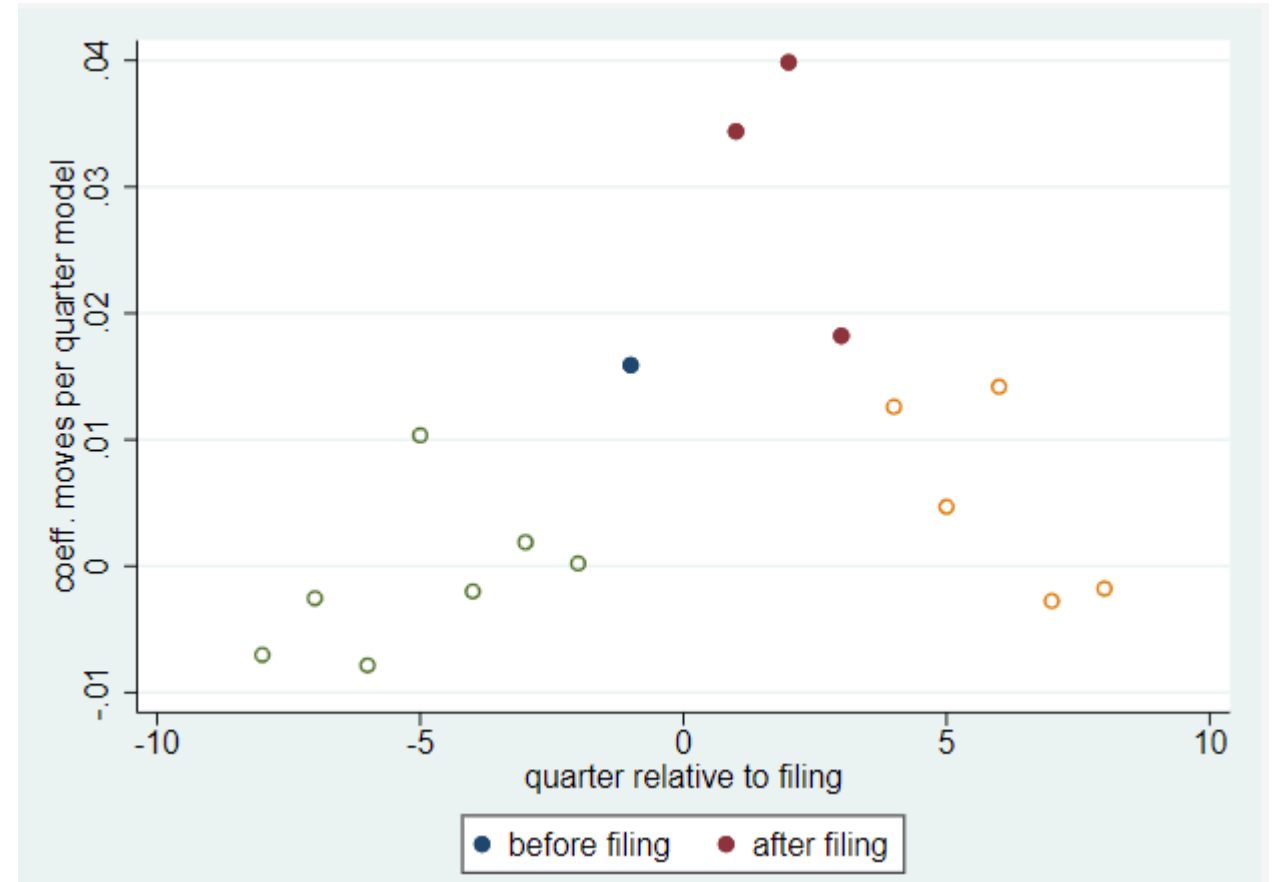
Households facing eviction show increased mobility in year after filing

No move-out date mobility before & after filing

- 0.8 to 1 move per 2 years

With move-out date mobility before & after filing

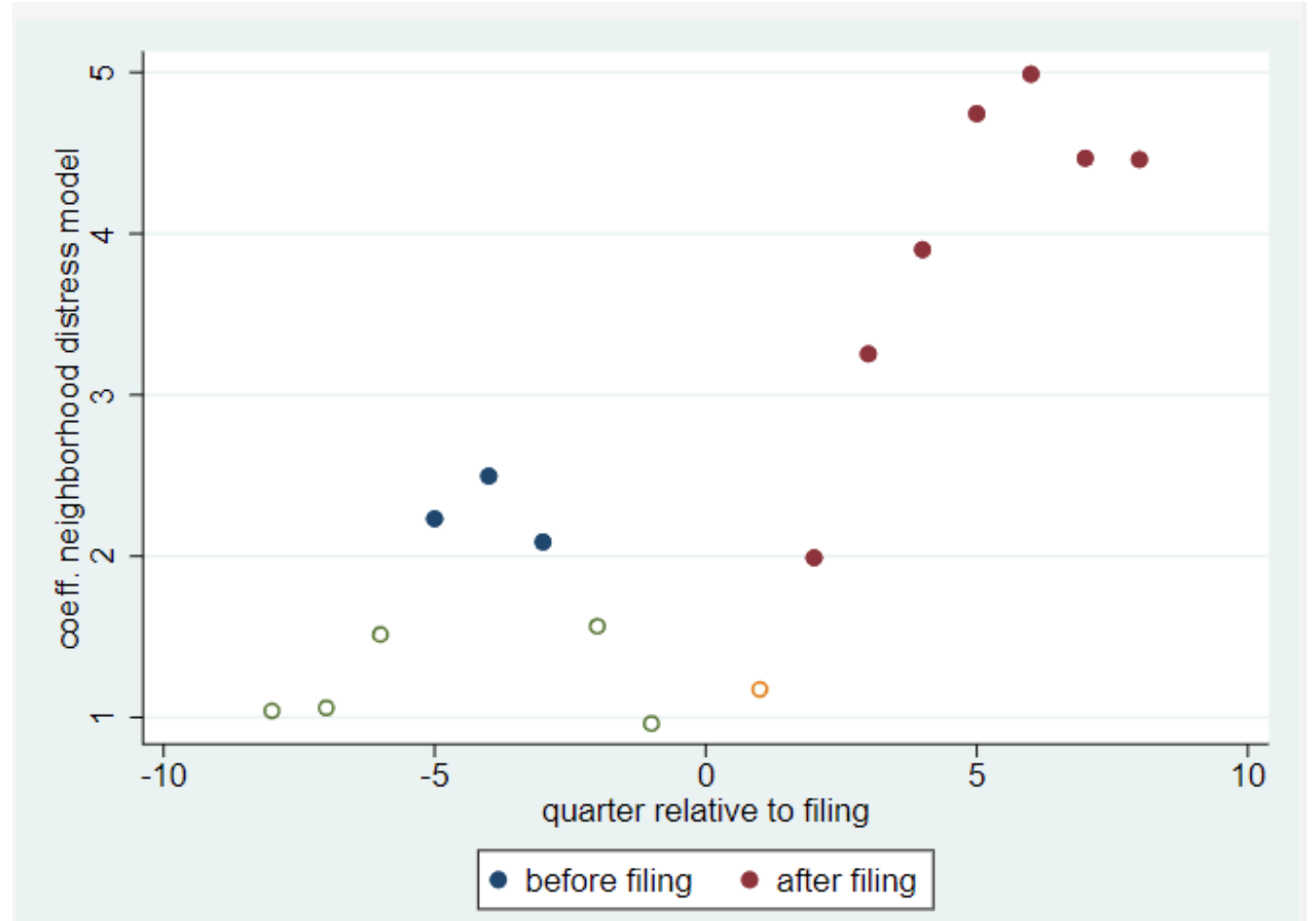
- 1 to 1.3 moves per 2 years



Neighborhood quality

People facing eviction live in extremely distressed neighborhoods.

Neighborhood quality decreases for the few living in better quality neighborhoods



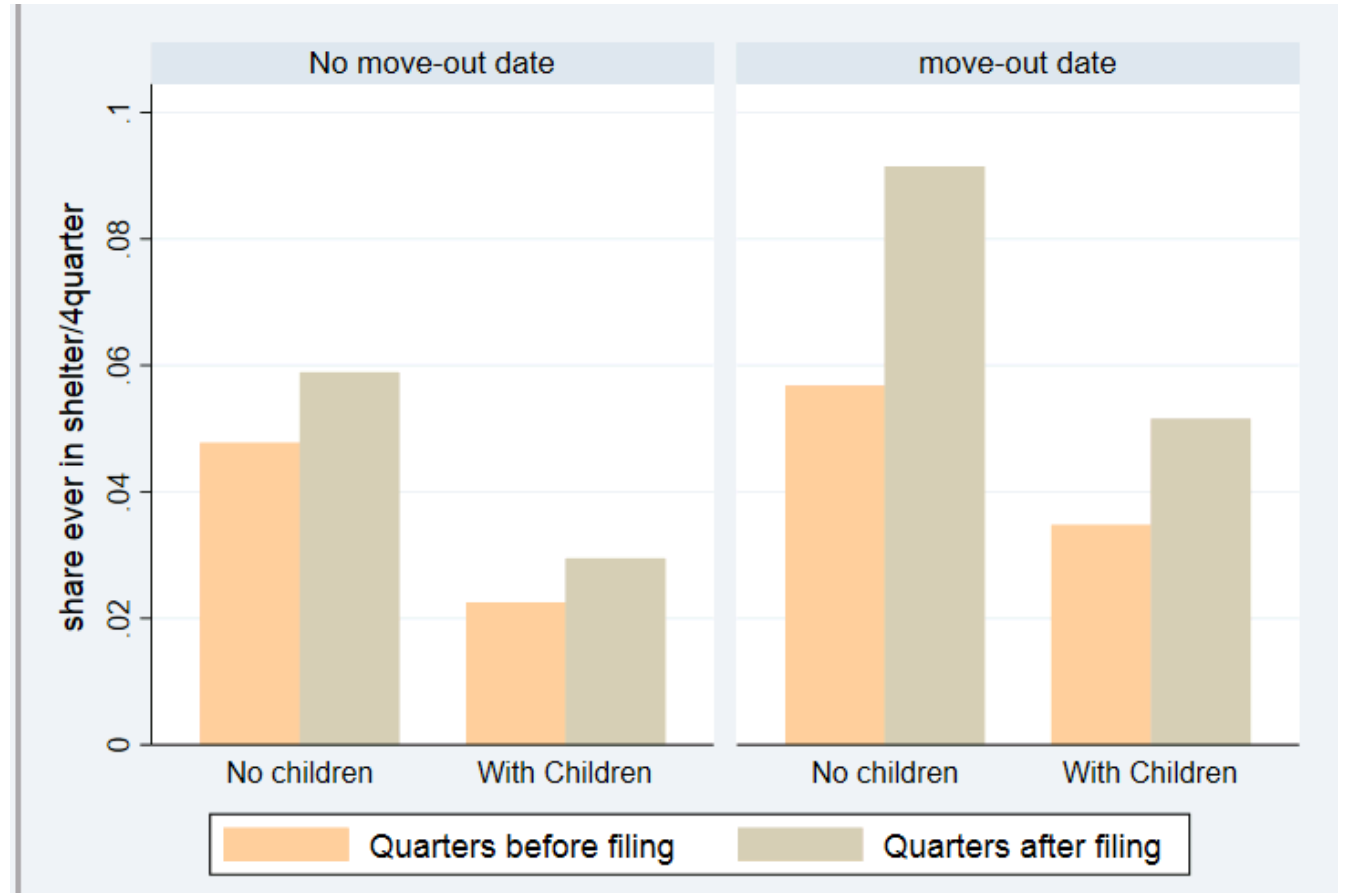
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Homeless shelter use

Use of homeless shelter by households facing eviction is significant in 4 quarters BEFORE and AFTER filing.

5% of HH with children are ever in homeless shelter in 4 quarters following a filing with a move-out date



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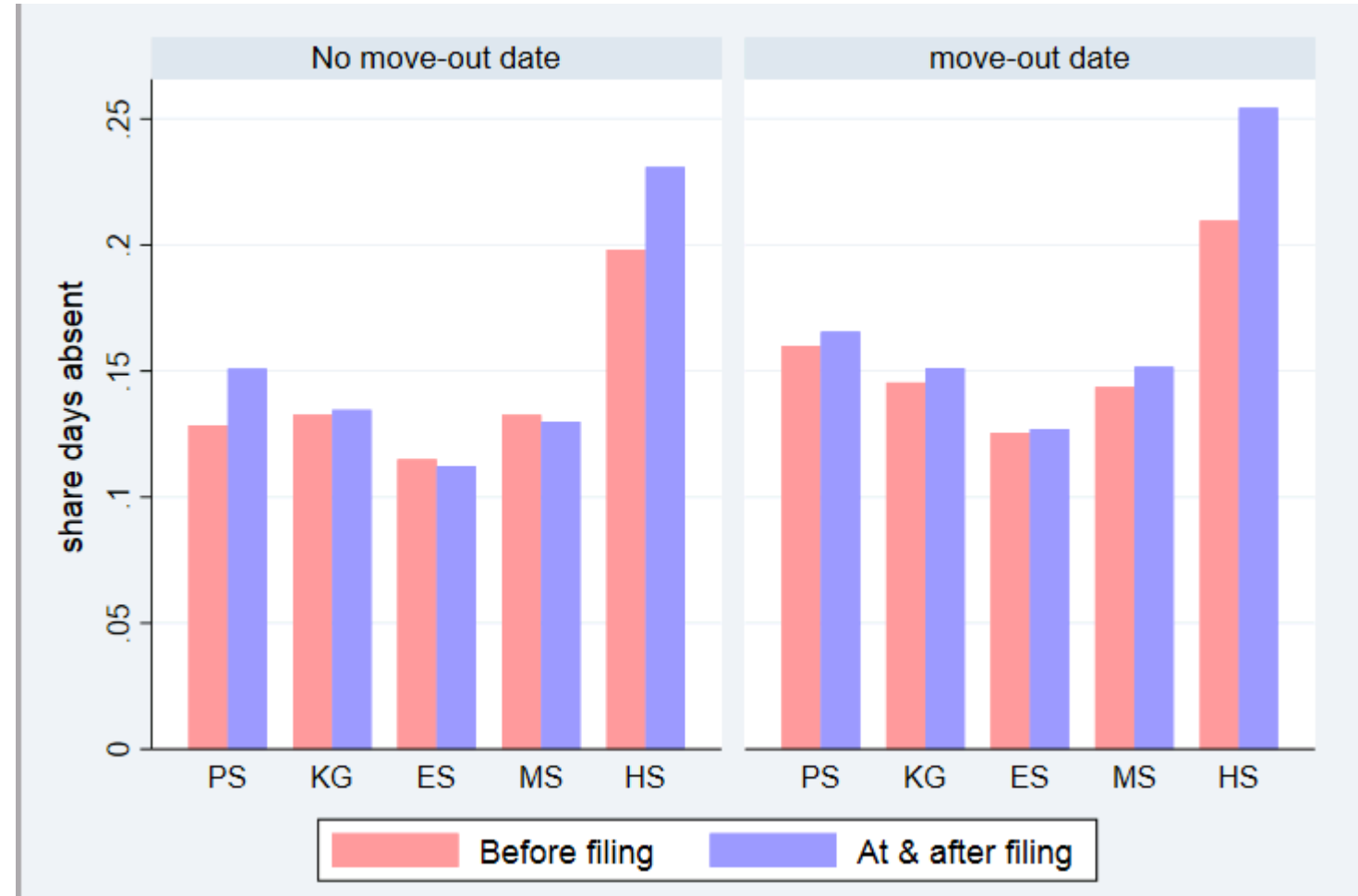
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School attendance

Increased school
absences, especially
among high-school
children

20% → 25%

Of school days missed



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Lead exposure

Examined children ages 0-2 at time of eviction filing.

61% of children are **not lead tested** in the 9-15 month age period.

26% without a move-out
date tested **POSITIVE**

36% with a move-out
date tested **POSITIVE**



Conclusions

Population facing eviction is extremely distressed/disadvantaged

Population with forced move is even more distressed

Not going to cease eviction, what are the right intervention points and interventions to aid highly distressed population